

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

PROJECT SUMMARY

PROJECT DESCRIPTION:	Proposed amendments to Title 22 (Planning and Zoning) to amend the Altadena Community Standards District (CSD) to include development standards and design guidelines for R-2 and R-3 zoned properties to ensure compatibility of new structures with surrounding residential properties.
REQUEST:	Adoption of the proposed amendments to Title 22; Advance Planning Case No. 200701727.
LOCATION:	Altadena
APPLICANT OR SOURCE:	Regional Planning Commission directive
STAFF CONTACT:	Ms. Thuy Hua at (213) 974-6476
RPC HEARING DATE:	February 27, 2008
RPC RECOMMENDATION:	Board public hearing to consider adoption of the proposed amendment.
MEMBERS VOTING AYE:	Commissioners Helsley, Bellamy, Valadez, Rew, and Modugno
MEMBERS VOTING NAY:	None
KEY ISSUES:	<p>Recent R-2 and R-3 residential developments raised concerns over the impacts of the compatibility of additional new structures on such lots with adjoining properties.</p> <p>The sloping topography of Altadena creates a unique environment in which newly constructed buildings seem taller than they normally would.</p> <p>The compatibility of multi-family structures adjacent to or adjoining single-family lots is addressed through the establishment of R-2 and R-3 development standards and design guidelines.</p>

MAJOR POINTS FOR:

The proposed CSD provisions provide community specific development and design standards that will guide future development in R-2 and R-3 zones whereas current Countywide policies do not address the needs of the community.

MAJOR POINTS AGAINST:

Some community members felt that the imposition of such standards could potentially restrict property owners from creating architecturally diverse structures.